

MANATEE COUNTY GOVERNMENT

INTENT TO NEGOTIATE

SUBJECT	Construction Management at Risk Services for Robinson Preserve Phase 1 Restoration	DATE POSTED	MC <input checked="" type="checkbox"/> SE 4/13/15 DS <input checked="" type="checkbox"/> SE 4/13/15 CC <u>N/A</u>
PURCHASING REPRESENTATIVE	Jacob Erickson, 3053	DATE CONTRACT SHALL BE AWARDED	Upon Completion of Successful Negotiations
DEPARTMENT	Property Management	CONSEQUENCES IF DEFERRED	None
SOLICITATION	RFP #15-0020JE	AUTHORIZED BY DATE	Melissa M. Wendel, CPPO 4/13/15

NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with Willis A. Smith Construction, Inc. to provide Construction Management at Risk Services for the Robinson Preserve Phase 1 Restoration Project for the Manatee County Parks and Natural Resources Department.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.

Manatee County Code of Laws

BACKGROUND/DISCUSSION

PROJECT BACKGROUND:

The Parks & Natural Resources Department Robinson Preserve Phase 1 Restoration Project, which is the subject of the Request for Proposal ("RFP"), will be constructed at the Robinson Preserve located at 1704 99th Street Northwest, Bradenton, Florida. The proposed Phase 1 horizontal improvements will include restoring approximately six (6) acres of an existing 487 acre site, Environmental and Civil Engineering, and Landscaping. Vertical improvements will include the construction of three (3) elevated buildings; elevated office, elevated restroom, elevated environmental education center, and all related utilities and infrastructure, parking and storm water.

SOLICITATIONS:

The RFP was advertised on the Manatee County website, DemandStar and was also provided to the Manatee County Chamber of Commerce for release to its members. Nine (9) proposals were received.

Manatee County Firms that were directly solicited:

None

Manatee County Firms that submitted proposals:

None

Local firms that submitted proposals include:

NDC Construction Company Bradenton, FL

ATTACHMENTS (List in order of attached)		FUNDING SOURCE (Acct Number & Name)	Various CIP Accounts Per Work Assignment <input type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
COST	\$5,300,000	AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)	N/A

Other (non-local) firms that submitted proposals include:

The A.D. Morgan Corporation	Tampa, FL
CORE Construction Services of Florida	University Park, FL
Halfacre Construction Company	Sarasota, FL
Jon F. Swift, Inc.	Sarasota, FL
McIntyre Elwell & Strammer General Contractors, Inc.	Sarasota, FL
P.J. Hayes, Inc. dba Tandem Construction	Sarasota, FL
Wharton-Smith, Inc.	Sanford, FL
Willis A. Smith Construction, Inc.	Sarasota, FL

EVALUATION COMMITTEE (VOTING) MEMBERS:

Charlie Hunsicker – Director, Parks and Natural Resources Department
 Charlie Bishop – Director, Property Management Department
 Jacob Erickson – Contracts Negotiator, Financial Management Department (Chairperson)

Non-Voting Staff Attending:

Thomas Yarger – Construction Services Project Manager, Property Management Department
 Alan Meronek – Facilities Project Manager, Property Management Department

EVALUATION RESULTS:

The Evaluation Committee (the “Committee”) initially convened to review evaluation committee responsibilities, discuss member’s availabilities for future meetings, and the Florida Sunshine Law as applicable to public meetings. The Evaluation Committee then proceeded to move forward with Oral Presentations for all nine (9) proposers. The Evaluation Committee reconvened on two separate occasions to evaluate the Oral Presentations of the nine (9) proposers.

Willis A. Smith Construction, Inc., Sarasota, FL – The firm demonstrated exceptional qualifications in their proposal. Their submitted proposal was excellent, meeting all necessary criteria set forth in the RFP. Located in Sarasota, Willis A. Smith Construction provides comprehensive Construction Management at Risk services and has the necessary experience to complete projects such as the Robinson Preserve Phase 1 Restoration. Willis A. Smith Construction exemplified a strong hands-on project approach coupled with enthusiasm when discussing the aforementioned approach. Willis A. Smith Construction also presented a substantial and diverse project portfolio consisting of multiple past Construction Management at Risk projects and also presented direct experience in elevated timber structures, such as The Center for Building Hope – Leanna’s Way. These key factors, combined with their previous Construction Management at Risk services with Manatee County, made Willis A. Smith Construction, Inc. an exceptionally qualified proposer.

The A.D. Morgan Corporation, Tampa, FL – The firm demonstrated strong qualifications in their proposal. Their submitted proposal was both responsive and responsible, meeting the criteria set forth in the RFP. Headquartered in Tampa with a local office in Bradenton, FL, A.D. Morgan Corporation provides Construction Management at Risk services for public projects. Some of A.D. Morgan Corporation’s strengths included the experience of their key personnel and subcontractor, Nature Bridges. A.D. Morgan Corporation utilizes a top-down project approach while maintaining the environmental integrity of the site. A.D. Morgan acts in an oversight capacity for their Construction Management at Risk projects with heavy reliance on Nature Bridges to bring the project to fruition.

Halfacre Construction Company, Sarasota, FL – The firm demonstrated strong qualifications in their proposal. Their submitted proposal was both responsive and responsible, meeting the criteria set forth in the RFP. Located in Sarasota, FL, Halfacre has previous experience with Manatee County on other projects including the construction of the G.T. Bray Recreation Center. They presented a strong project approach emphasizing the proactive identification of potential issues that could increase costs. Review by the Evaluation Committee deemed Halfacre to possess Construction Management at Risk experience; however, they lacked experience in elevated timber structures.

Upon completion of the Oral Presentations, the Evaluation Committee met to continue deliberation and ultimately recommended to the County Administrator that negotiations commence **Willis A. Smith Construction, Inc.**

REMAINING RESPONDENTS

The remaining respondents, although well qualified, were not selected based on a comparison of capabilities of the selected firms:

CORE Construction Services of Florida, LLC	University Park, FL
Jon F. Swift, Inc.	Sarasota, FL
McIntyre Elwell & Strammer General Contractors, Inc.	Sarasota, FL
NDC Construction Company	Bradenton, FL (Voluntarily withdrew from consideration prior to Orals)
P.J. Hayes, Inc. dba Tandem Construction	Sarasota, FL (Voluntarily withdrew from consideration prior to Orals)
Wharton-Smith, Inc.	Sarasota, FL (Voluntarily withdrew from consideration prior to Orals)

ESTIMATED COST OF SERVICES: \$5,300,000

FUNDING: 303-6085201 – Parks and Recreation Capital Project

The above justifications are a generalized summary of major observations intended only to provide a sufficiently detailed overview of the main observations of a majority of Committee Members. Each Committee Member may have considered one or more facts or factors more or less important than the other Committee Members when voting, and this summary of the Evaluation Committee’s decision is not an attempt to exhaustively describe each of the relevant factors which motivated each of the Committee Members to select the rankings described.

The Evaluation Committee voted unanimously 3 to 0 to proceed with the multiple awards to **Willis A. Smith Construction, Inc.**

The resulting agreement will be managed by the Property Management Department.